

PUBLIC NOTICE

CITY OF PROVIDENCE

ZONING BOARD OF REVIEW

444 WESTMINSTER STREET (2nd Floor)

PROVIDENCE, RHODE ISLAND 02903-3206

Notice is hereby given that the Zoning Board of Review will be in session in the Probate Court Room, fifth floor, City Hall, 25 Dorrance Street, Providence, Rhode Island on Monday, March 12, 2012 at 5:30 P.M. and 7:00 P.M. when all persons interested will be heard for or against the granting of the following applications pursuant to Section 902 of the Zoning Ordinance:

KAREN B. FRIEND, TRUSTEE, KAREN B. FRIEND TRUST: One Weymouth Street (corner Lloyd Ave.), Lot 100 on the Tax Assessor's Plat 11, located in a Residential One-Family R-1 Zone; to be relieved from Sections 202, 202.4, 304 & 304.1(4) in the proposed construction of a new 21' x 10' single-story, one-bay addition to the existing garage to support a second vehicle. The applicant seeks a dimensional variance from regulations governing addition and enlargement of a building nonconforming by dimension, and relief from regulations governing rear and front yard setbacks. The lot in question contains approximately 5,043 square feet of land area.

CITY LOFTS, LLC: 179-189 Weybosset Street, 177-199 & 201-213

Union Street, 256 & 260 Westminster Street and 90-94 & 84-88 Clemence Street, Lots 178, 179, 177, 165 and 164 on the Tax Assessor's Plat 20 located in a Downtown D-1 Central Business District; the applicant seeks a dimensional variance for relief from Section 502.5(F) pursuant to Section 200 in the proposed continued use of Lots 178 and 179 for parking as a transitional use for an extended 2 year term. Lot 177 is legally permitted as parking lot as of right. This request concerns Lots 178 and 179 only. Lots 164, 165 and 177 are included for functional purposes only. The lots in question together contain approximately 33,190 square feet of land area.

CEDARS GROUP, INC.: 70 Dean Street (at Cedar St. & West Exchange St.), Lot 365 on the Tax Assessor's Plat 26 located in a General Commercial C-2 Zone; to be relieved from Sections 303 use-code 68, 603.3 and 607.5 in the proposed installation of a new four-sided freestanding sign that would be mounted to 4 support columns. Three signs would measure 4' x 4' and one sign would measure 4' x 2'. The applicant seeks a use variance; whereby, Section 603.3 considers a sign that identifies an off-site use to be a billboard, a non-conforming use. The applicant further seeks a dimensional variance; whereby, the total area of said signs would measure approximately 56 square feet, 48 square feet is allowed. The proposed signs would identify available parking for the adjacent restaurant located at 80 Dean Street (a/k/a Plat 26, Lot 352). The lot in question contains approximately 10,932 square feet of land

area.

EAGLE STREET LOFTS, LLC: 355-375, 376 & 384 Valley Street, Lots 195, 832 and 834 on the Tax Assessor's Plat 65 located in an Industrial M-1 Zone; the applicant is seeking relief from Sections 305, 425.2, 701 and 703.2 pursuant to Section 200 in the proposed redevelopment of the existing buildings located on Lot 195 (355-375 Valley Street, which were previously used for manufacturing) into 146 loft style residential units. Lots 832 and 834, 376 and 384 Valley Street, respectively, would be used for parking in support of the project. This proposal is a permitted use within the M-1 district. The applicant is requesting a dimensional variance and seeks relief from regulations governing lot area per dwelling unit; landscaping and canopy coverage (amount of trees); location of accessory parking; and the parking requirement, whereby, this project requires 219 parking spaces, 146 spaces would be provided. Lot 195 contains approximately 121,770 square feet of land area, Lot 832 contains approximately 4,024 square feet of land area, and Lot 834 contains approximately 6,321 square feet of land area.

7:00 P.M.

On February 23, 2012, the Board continued the following matter for hearing:

CHARLES STREET COMMUNITY CENTER, LLC, OWNER AND CHARLES STREET COMMUNITY CENTER AND AFTER SCHOOL PROGRAM & MARIO MANCEBO, APPLICANTS: 663 Charles Street, Lot 370 on Tax Assessor’s Plat 98, located in a General Commercial C-2 Zone; to be relieved from Section 703.2 in the proposed expansion of the existing daycare service to accommodate an after school program (within the envelope of the existing building). The maximum number of people receiving services would not exceed ninety (90) for the daycare and the after school program combined. The applicant seeks a dimensional variance from regulations governing the requisite number of parking spaces; whereby, fourteen (14) parking spaces are required, five (5) spaces would be provided. The lot in question contains approximately 9,773 square feet of land area.

The following Appeals are closed to further evidence. The Board has reserved the opportunity to question all parties to clarify any concerns it may have in this matter based upon the evidence presented at the February 23, 2012 public hearing.

Pursuant to Rhode Island General Laws, Section 45-24-57(1)(i) and in accordance with Sections 902 and 902.1 of the Zoning Ordinance, the Zoning Board of Review will be meeting as an Appellate Board concerning the following Appeal:

**APPEAL FROM THE DECISION OF
THE DIRECTOR OF THE DEPARTMENT OF INSPECTION AND
STANDARDS**

APPELLANT: GP Arcade Garage, LLC

PROPERTY OWNER: 110 Providence Owner, LLC

SUBJECT PROPERTY: Vacant land located at 90 Westminster Street,
a/k/a Lot 123 on the Tax Assessor's Plat 20

ZONING DISTRICTS: D-1 Downtown Central Business District and DD
Downcity Overlay District (A Street)

The Appellant is appealing the Director's decision to issue a building
permit (No. B2011-3886, dated November 29, 2011) contending that
the proposed construction of a surface parking lot is in violation of
Sections 502 and 502.2(F)(3) of the Zoning Ordinance.

Pursuant to Rhode Island General Laws, Section 45-24-57(1)(ii) and
Sections 902 and 902.2 of the Zoning Ordinance, the Zoning Board of
Review will be meeting as an Appellate Board concerning the
following Appeal:

**APPEAL FROM THE DECISION OF
THE PROVIDENCE HISTORIC DISTRICT COMMISSION**

APPELLANTS: Paul Evans & Marguerite Schnepel, James Barr,
Christopher & Maggie Bickford, Virginia M. Adams, Kate & Michael
Carey, David P. Betsch, Peter & Kay Scheidler and Kenneth Wise

PROPERTY OWNERS: Michael & Anke Kenney

SUBJECT PROPERTY: Single-Family Dwelling located at 2 Thayer
Street (corner Transit St.), a/k/a Lot 353 on the Tax Assessor's Plat 16

ZONING DISTRICTS: R-2 Two-Family Zone and the College Hill

Historic District

The Appellants are appealing the decision of the Providence Historic District Commission (HDC) (dated October 31, 2011, under Resolution 11-39) contending that the HDC's decision (relating to replacement window sash and wood windows) is contrary to the Providence Zoning Ordinance, the HDC's Rules and Regulations, and the Standards and Guidelines of the HDC.

Motion to convene into executive session pursuant to RIGL 42-46-5(a)(2) to discuss current litigation pending against the Zoning Board of Review. Specifically:

Cabbages Inns of New England v. City of Providence Zoning Board of Review CA No.: PC11-4963

Charles Orms Associates v. City of Providence Zoning Board of Review CA No.: PC11-5879

Cigarrilha v. City of Providence Zoning Board of Review SU-12-09

Mena Lupo v. Community Works RI and City of Providence Zoning Board of Review CA No.: PC11-4454

PLF, LLC et al Zoning Board of Review CA No.: PC 11-4854

Red Fox Realty v. City of Providence Zoning Board of Review CA No.:

PC11-4224

Schartner Florists v. Rich Kerbel et al CA No.: PC11-3099

Motion to reconvene into open session.

Motion to seal minutes taken in executive session.

THE ZONING BOARD OF REVIEW WILL BE INSPECTING THE ABOVE PROPERTIES STARTING AT 9:30 A.M. ON MONDAY, MARCH 12, 2012.

LA JUNTA DE REVISIONES DE ZONA ESTARA HACIENDO INSPECCIONES SOBRE ESTAS PROPIEDADES EMPESANDO A LAS 9:30 A.M. EL LUNES, MARZO 12, 2012.

THIS MEETING MAY BE CONTINUED FROM DAY TO DAY AND TIME TO TIME AT THE DISCRETION OF THE ZONING BOARD OF REVIEW.

THIS MEETING IS ACCESSIBLE TO ALL PERSONS. INDIVIDUALS REQUESTING INTERPRETER SERVICES MUST NOTIFY THE OFFICE OF NEIGHBORHOOD SERVICES AT (401) 421-7768, 48 HOURS IN ADVANCE OF THE HEARING DATE.

ESTA REUNION PUEDE SER CONTINUADA EN CUALQUIER MOMENTO BAJO LA DISCRECTION DE LA JUNTA DE REVISIONES

DE ZONA.

LA INFORMACION DE ESTA REUNION ESTA DISPONIBLE PARA TODAS LAS PERSONAS E INDIVIDUOS QUE REQUIERAN SERVICIOS DE INTERPRETE, LLAME A LA OFICINA DE SERVICIOS VECINDALES AL (401) 421-7768, POR LO MEMOS 48 HORAS ANTES DE SU FECHA DE JUICIO.

PETER D. CARNEVALE, SECRETARY

(401) 680-5376

E-mail at pcarnevale@providenceri.com